



Planning Commission
Public Hearing
April 19, 2012

Newport Banning Ranch

Surrounding Uses



Project Overview

- 1,375 dwelling units
- 75,000 sq. ft. of commercial uses
- 75-room resort inn
- 51.4 ac of parkland
- 252.3 ac of open space, including:
 - 220.9 acres of habitat
 - 9.5 acres of public interpretive trails
 - 2.6 acres of water quality and detention basins
 - 16.5 acres of oil production
 - 2.8 acres of oil site buffers

Application

- General Plan Amendment
 - Circulation Element
- Code Amendment
 - Prezoning/Rezone
- Planned Community Dev. Plan
- Master Development Plan
- Tentative Tract Map
- AHIP
- Development Agreement



Study Sessions/Hearings

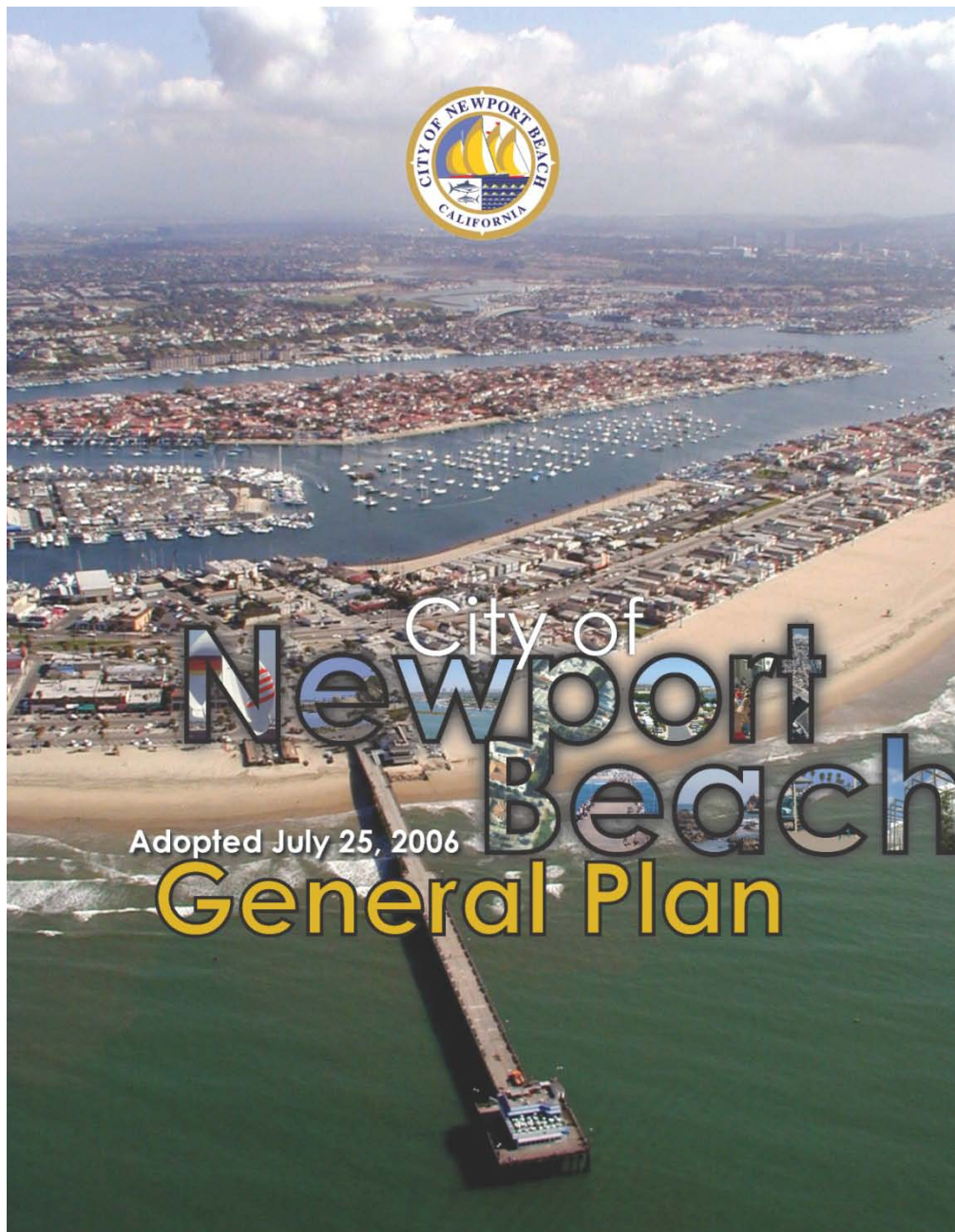
Study Sessions

11/03/11	EIR Process
01/19/12	Subdivision & Circulation
02/09/12	Parks, Open space, & Trails
02/23/12	Land Use & Development
03/08/12	EIR

Public Hearings

03/22/12	EIR
04/19/12	Project
05/17/12	Project
TBD	City Council public hearing(s)

General Plan Consistency



Banning Ranch

“Residential Village”

- Mix of housing types
- Consolidated oil operations
- Majority open space
- Street & trail linkages
- Sustainable development
- “Village Center”

Housing Mix

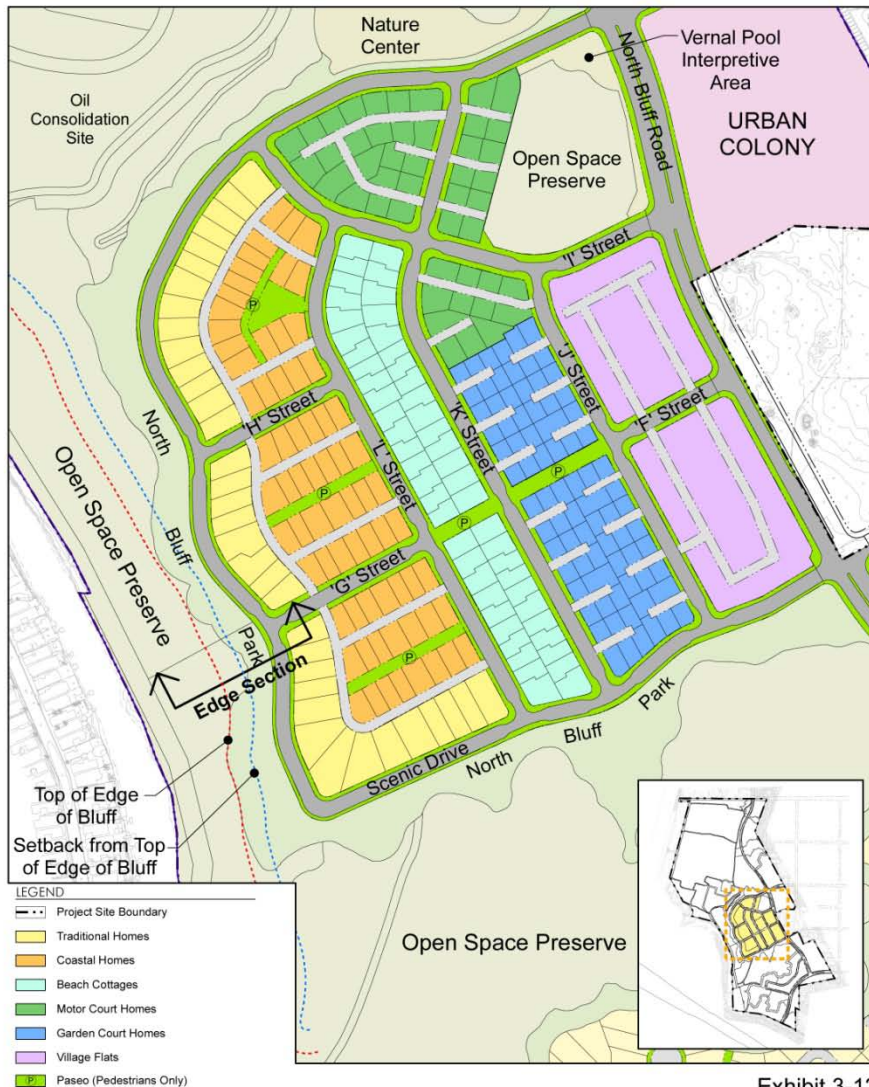


Exhibit 3-12

North Family Village Project Development Plan

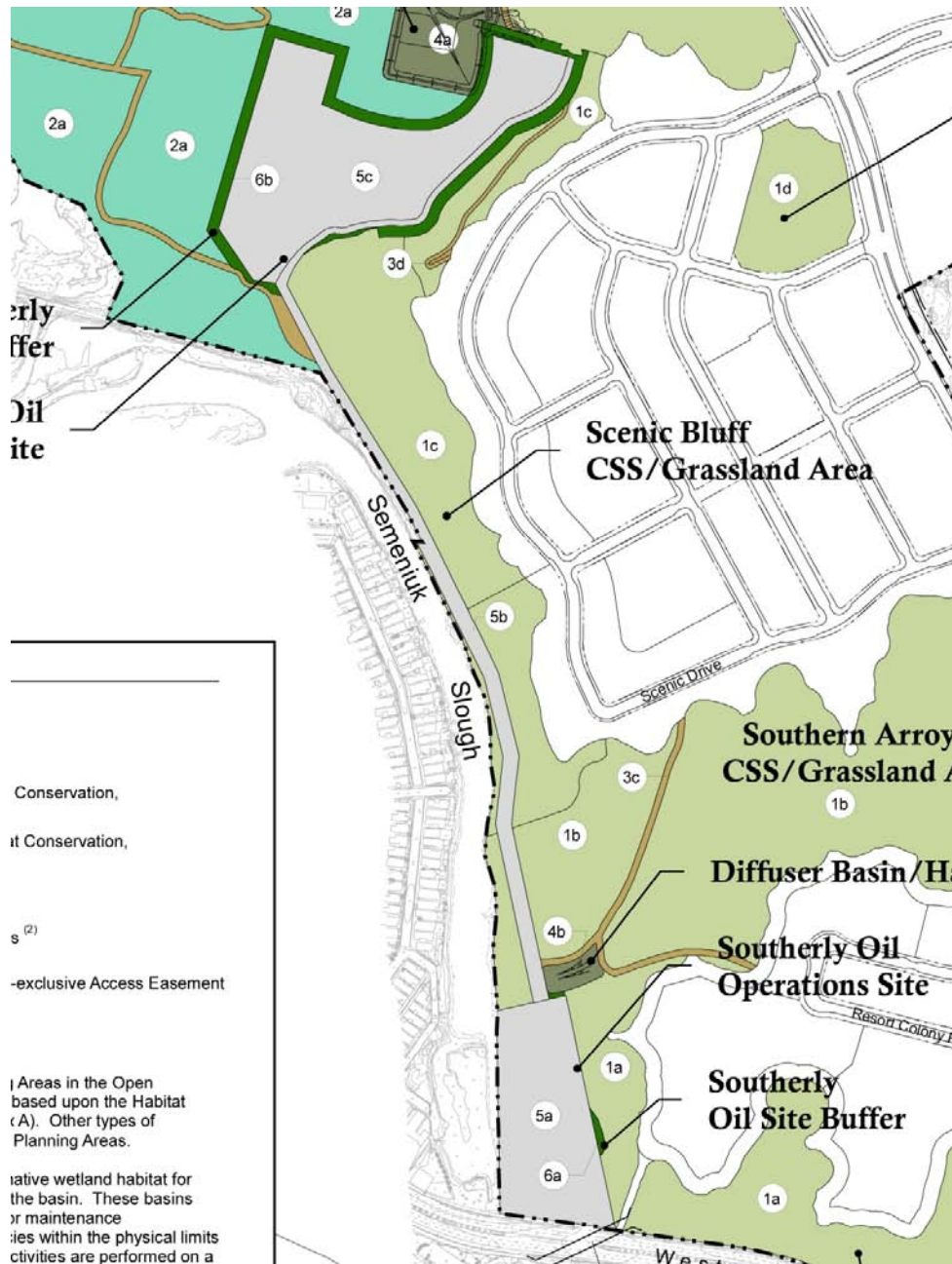


MASTER DEVELOPMENT PLAN
City of Newport Beach - California

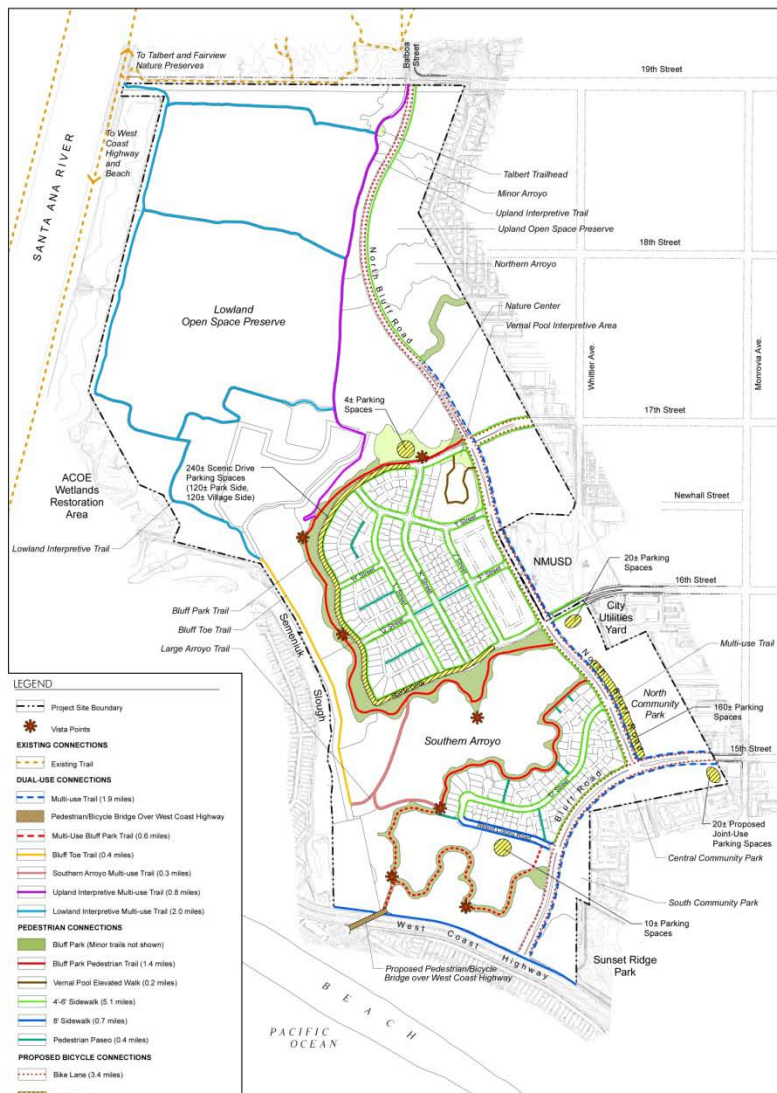


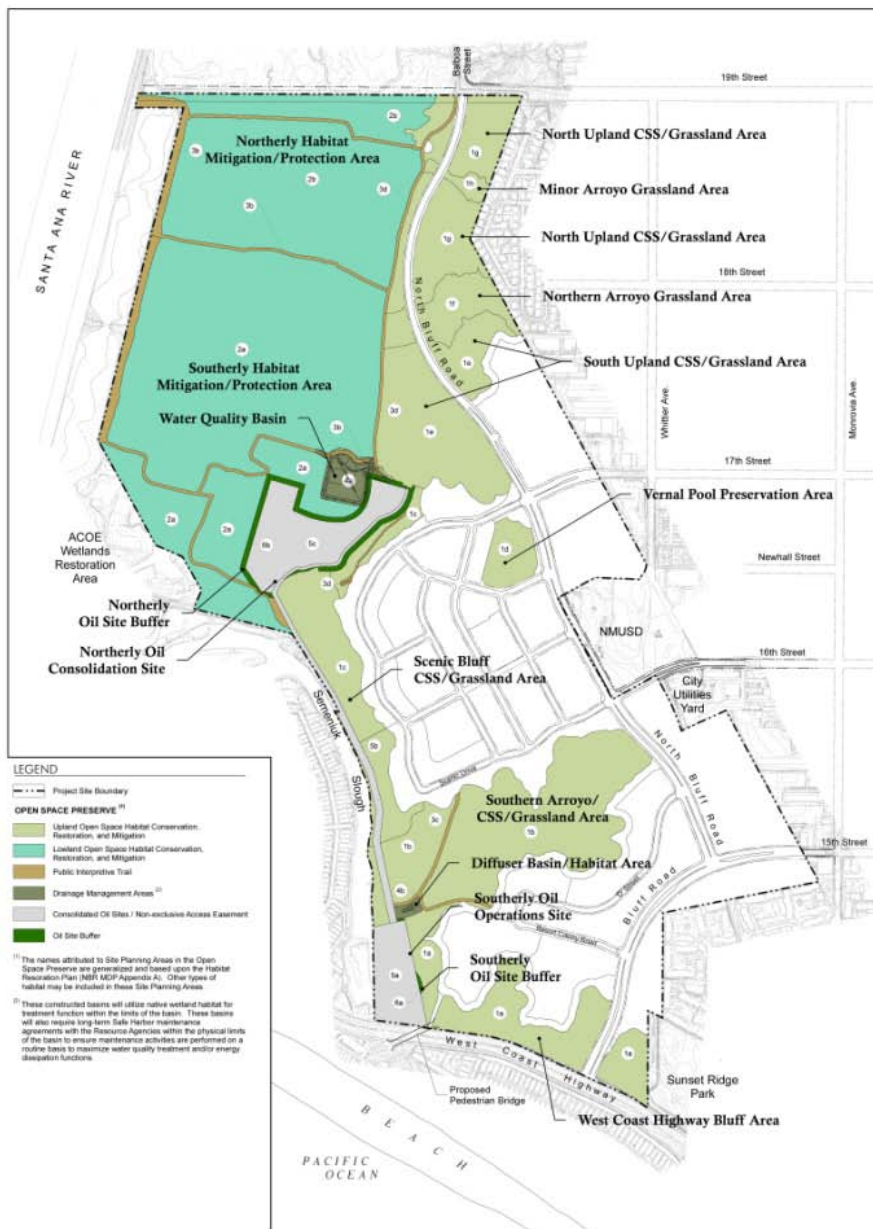
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Consolidated Oil Operations



Streets & Trails





LEGEND

- Project Site Boundary
- PARKLANDS
 - Public Community Park
 - Public Bluff Parks
 - Public Interpretive Parks

Map Labels:

- Santa Ana River
- Pacific Ocean
- Beach
- West Coast Highway
- Proposed Pedestrian Bridge
- Sunset Ridge Park
- South Bluff Park
- South Community Park
- Central Community Park
- City Utilities Yard
- North Community Park
- North Bluff Park
- NMUSD
- Vernal Pool Interpretive Area
- Nature Center
- North Bluff Park
- Talbert Trailhead
- Whittier Ave.
- Marine Ave.
- 19th Street
- 18th Street
- 17th Street
- Newhall Street
- 16th Street
- 15th Street
- Bluff Road
- South Bluff Road
- San Juan
- ACOE Wetlands Restoration Area

Village Center

- Local-serving commercial
- Small boutique hotel
- Active park
- Possible school

Urban Colony

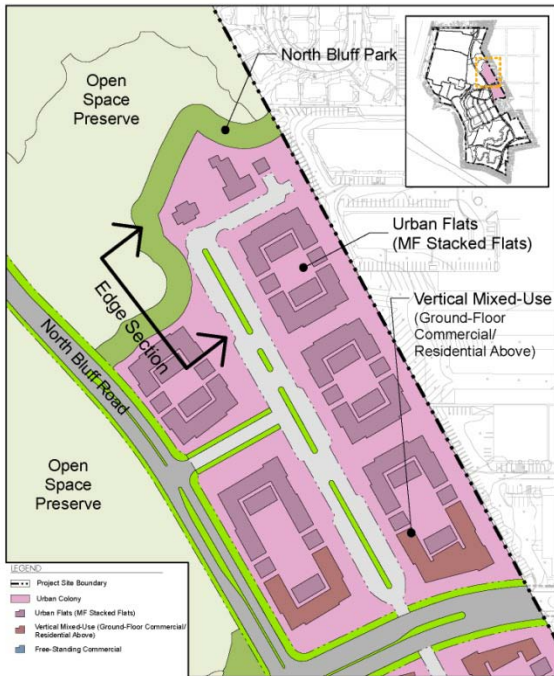


Exhibit 3-17
Urban Colony SPA 12b
Conceptual Development Plan

NEWPORT BANNING RANCH
MASTER DEVELOPMENT PLAN
City of Newport Beach - California

GLIMMER ASSOCIATES
RUSCON
FORMA
06-13-2011

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Exhibit 3-16
Urban Colony SPA 12a
Project Development Plan

NEWPORT BANNING RANCH
MASTER DEVELOPMENT PLAN
City of Newport Beach - California

GLIMMER ASSOCIATES
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FORMA
06-13-2011

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Resort Colony

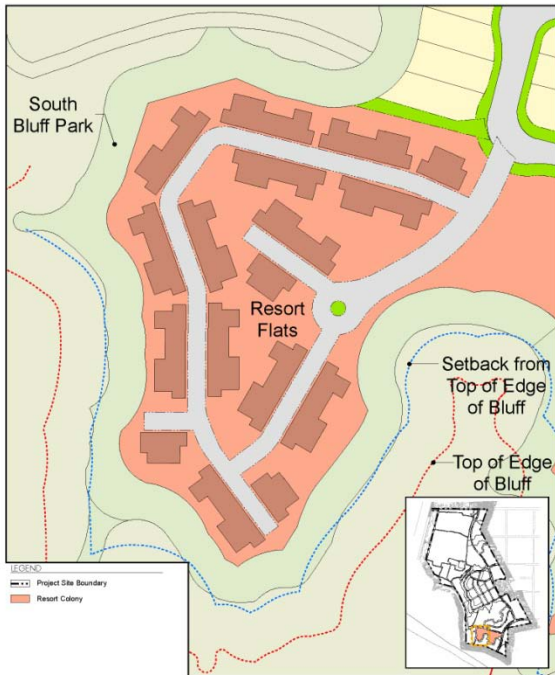


Exhibit 3-20
Resort Colony SPA 13b
Project Development Plan

NEWPORT BANNING RANCH
MASTER DEVELOPMENT PLAN
City of Newport Beach - California

GLIMMER ASSOCIATES
RUSCOE
KORVA
06-11-2011

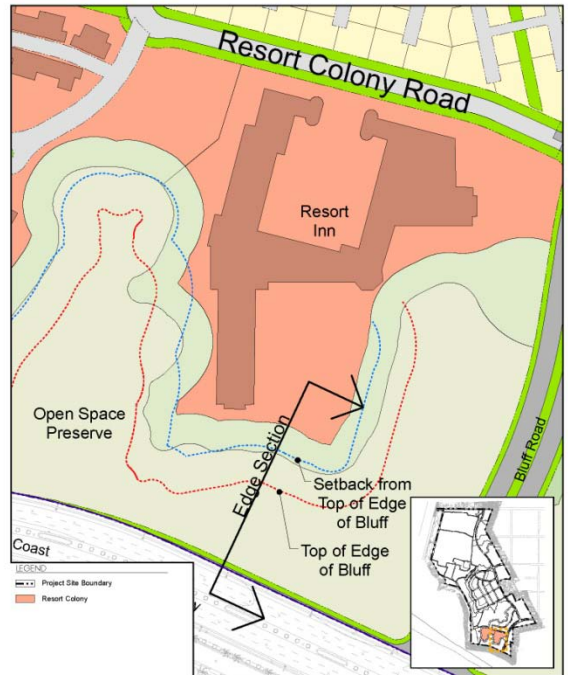


Exhibit 3-19
Resort Colony SPA 13a
Conceptual Development Plan

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City of Newport Beach - California

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RUSCOE
KORVA
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Villages and Colonies

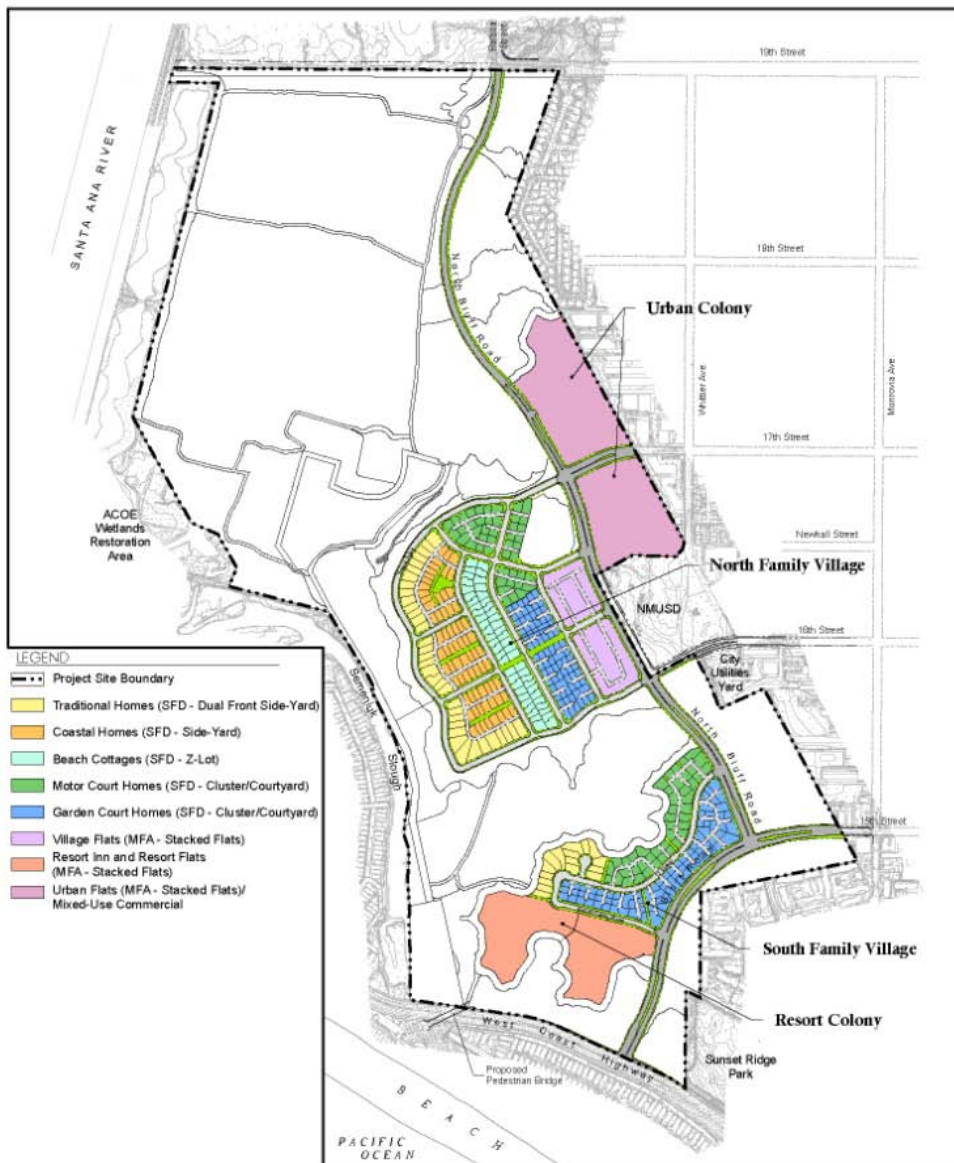


Exhibit 3-10
Villages and Colonies
Development Plan

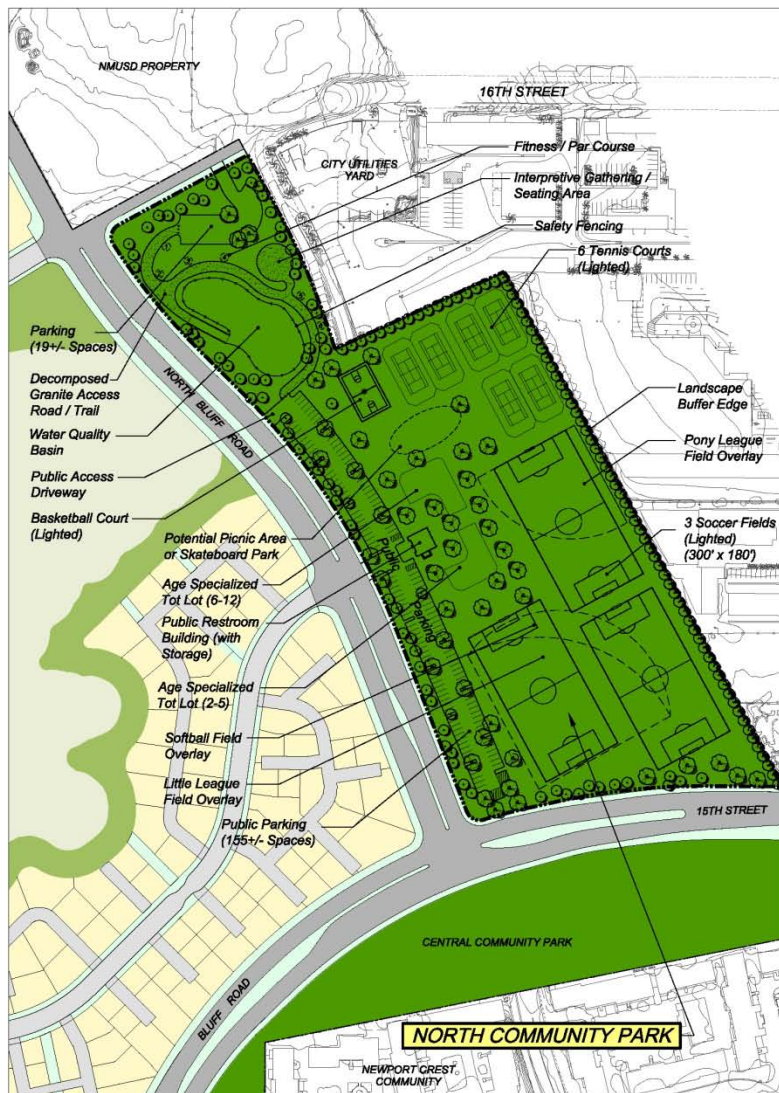


Exhibit 3-6a
North Community Park
Project Development Plan

Central Community Park

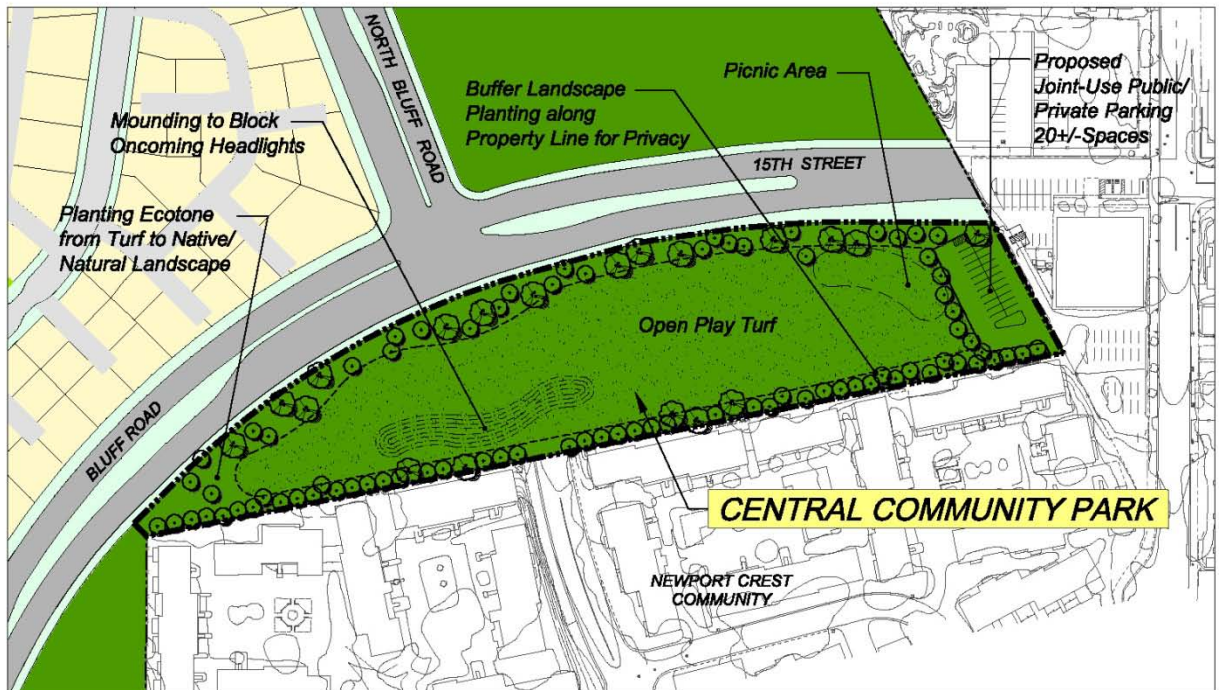


Exhibit 3-6b

Central Community Park Project Development Plan



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



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South Community Park

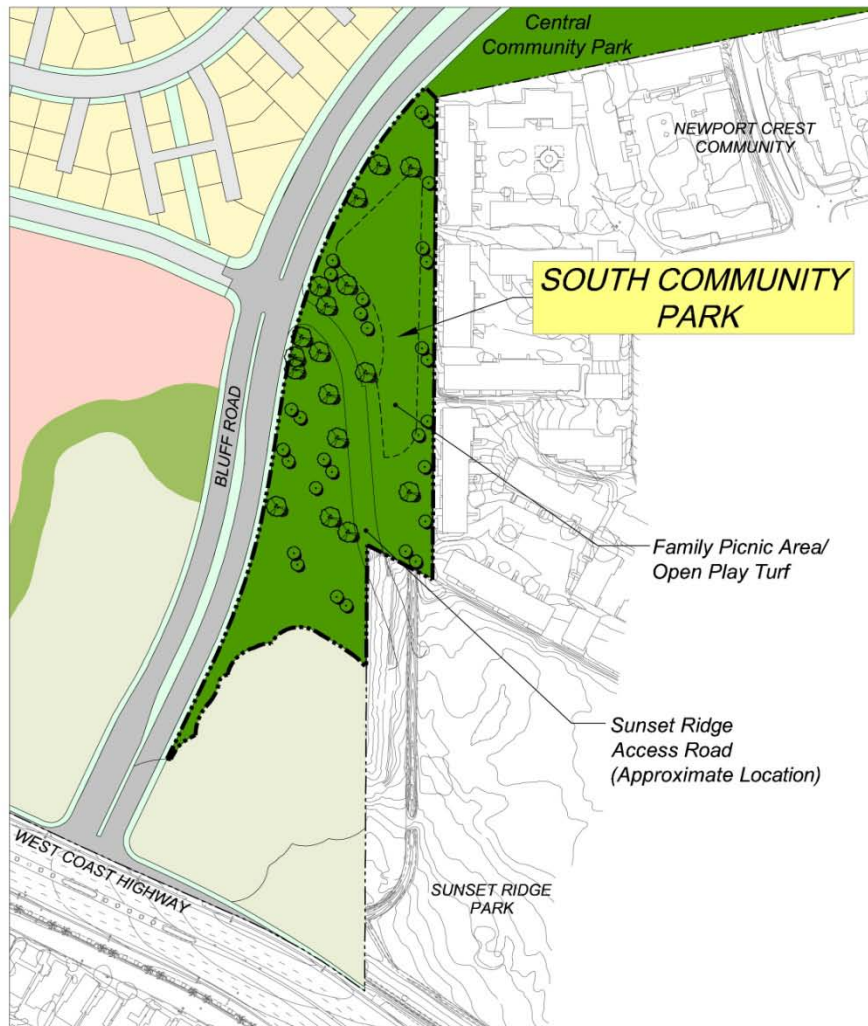


Exhibit 3-6c
South Community Park
Project Development Plan



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



GLENN LUKAS ASSOCIATES

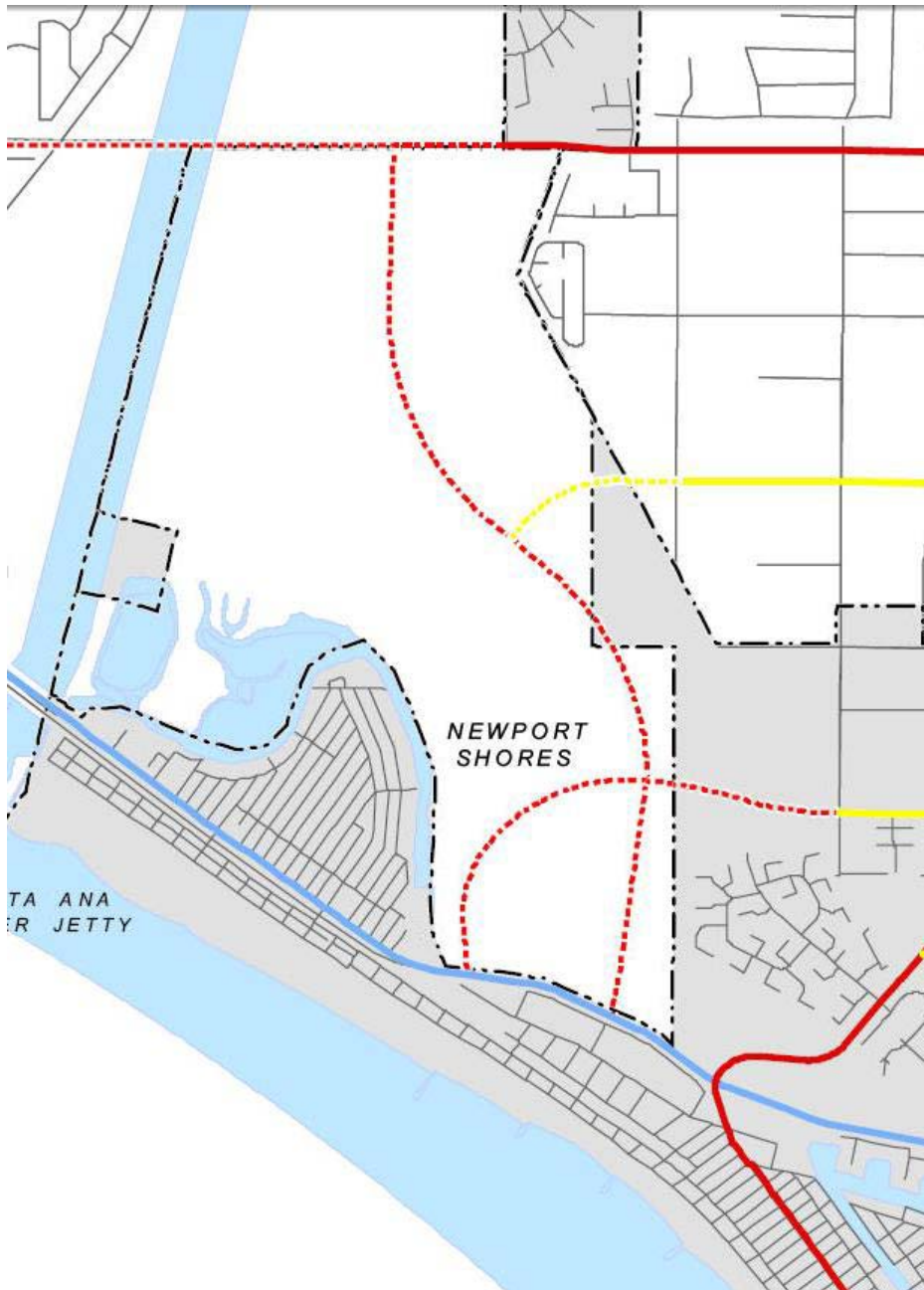


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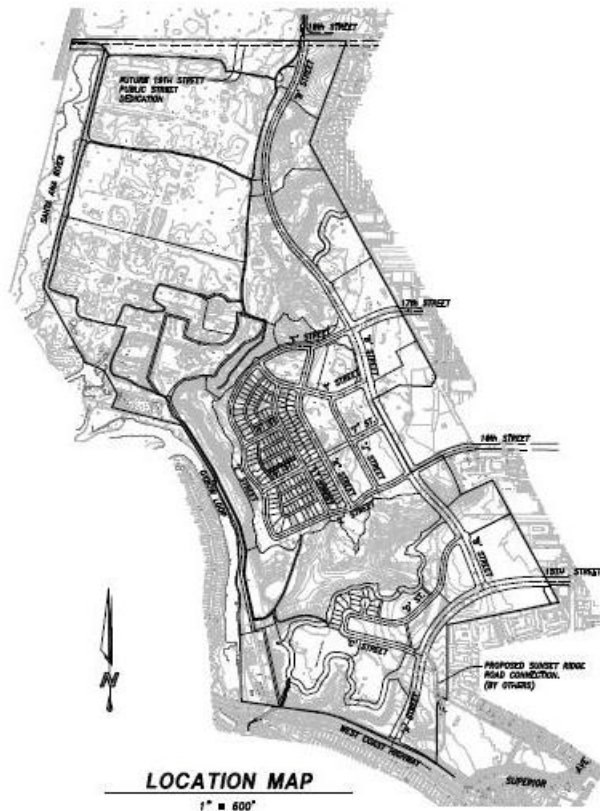
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Master Plan of Streets and Highways



PC Development Plan/ Master Development Plan

- Bars
- Resort Ancillary Uses
- Oil Operations
- Community Parks
- Minor Modifications
 - Substantial Conformation
 - Residential Transfers
 - Commercial Transfer
- Retaining Walls



TPO Traffic Study

- Traffic Phasing Ordinance
- 1 intersection in Newport Beach
- 8 intersection in Costa Mesa

Affordable Housing

- 15 percent of market rate units
 - 5 percent Very Low (69 units); or
 - 10 percent Low (138 units); or
 - 15 percent Moderate (206 units)
- 50 percent onsite
- In-lieu fees
- Off-site
- Land dedication

Fiscal Impact

FISCAL IMPACT ANALYSIS
OF THE PROPOSED
NEWPORT BANNING RANCH ANNEXATION
TO THE CITY OF NEWPORT BEACH

FINAL DRAFT
DECEMBER 29, 2011

Prepared for
City of Newport Beach

Prepared by
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Public Benefits

- Open space preservation
- Public coastal access
- Excess parkland dedication
- Oil field remediation
- Water quality
- Circulation improvements
- Public benefit fee
- Net fiscal benefits
- Housing opportunities
- Fire station improvements
- Sustainable design

South Family Village

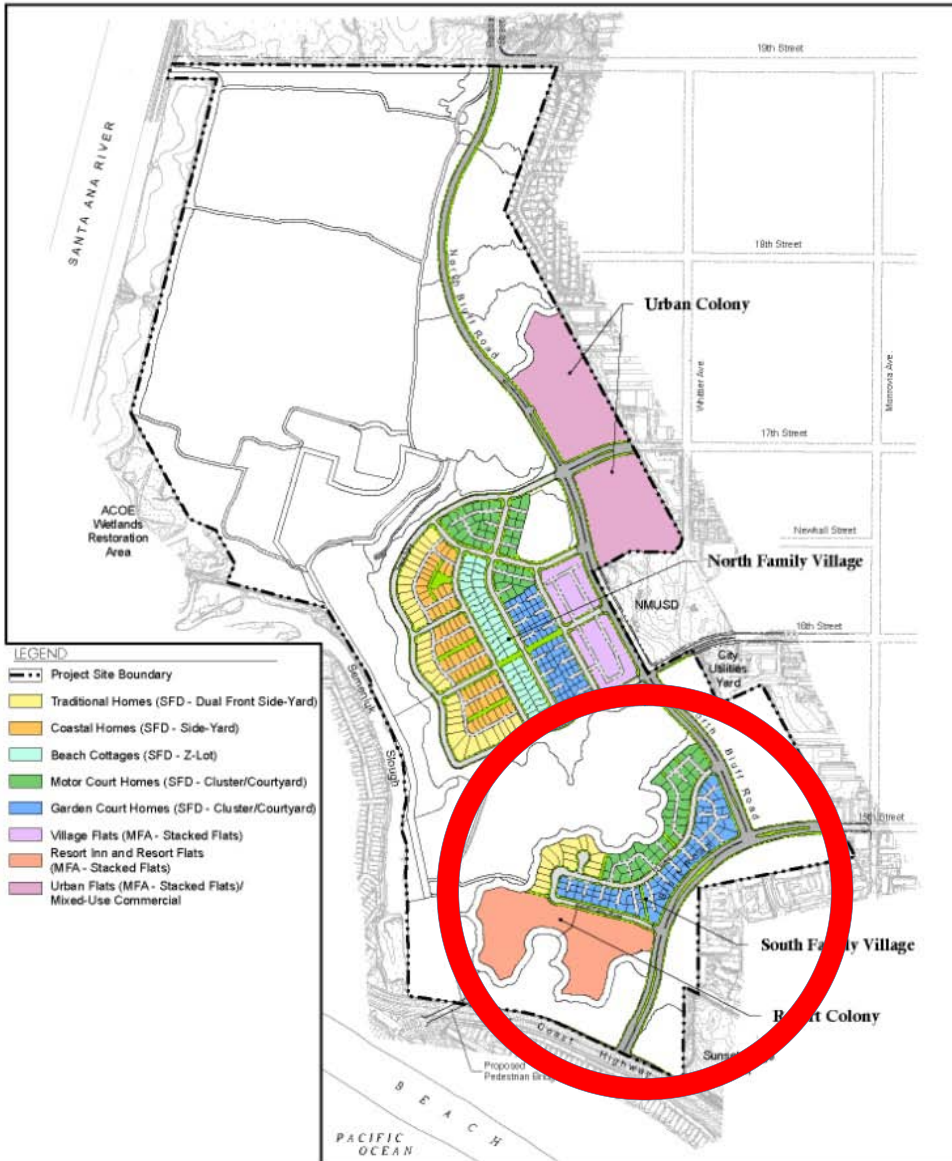


Exhibit 3-10
Villages and Colonies
Development Plan

Phasing

First CofO Resort Colony/South Family Village

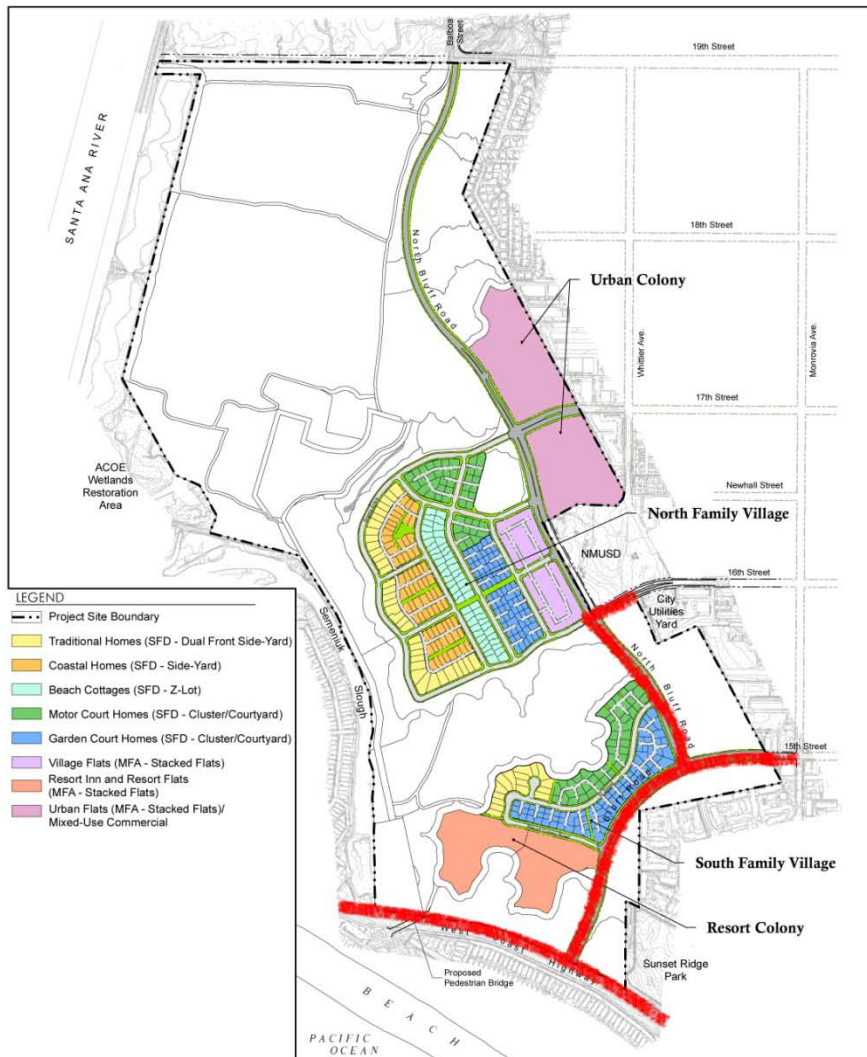


Exhibit 3-10
Villages and Colonies
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City of Newport Beach - California



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Phasing

North Family Village Urban Colony

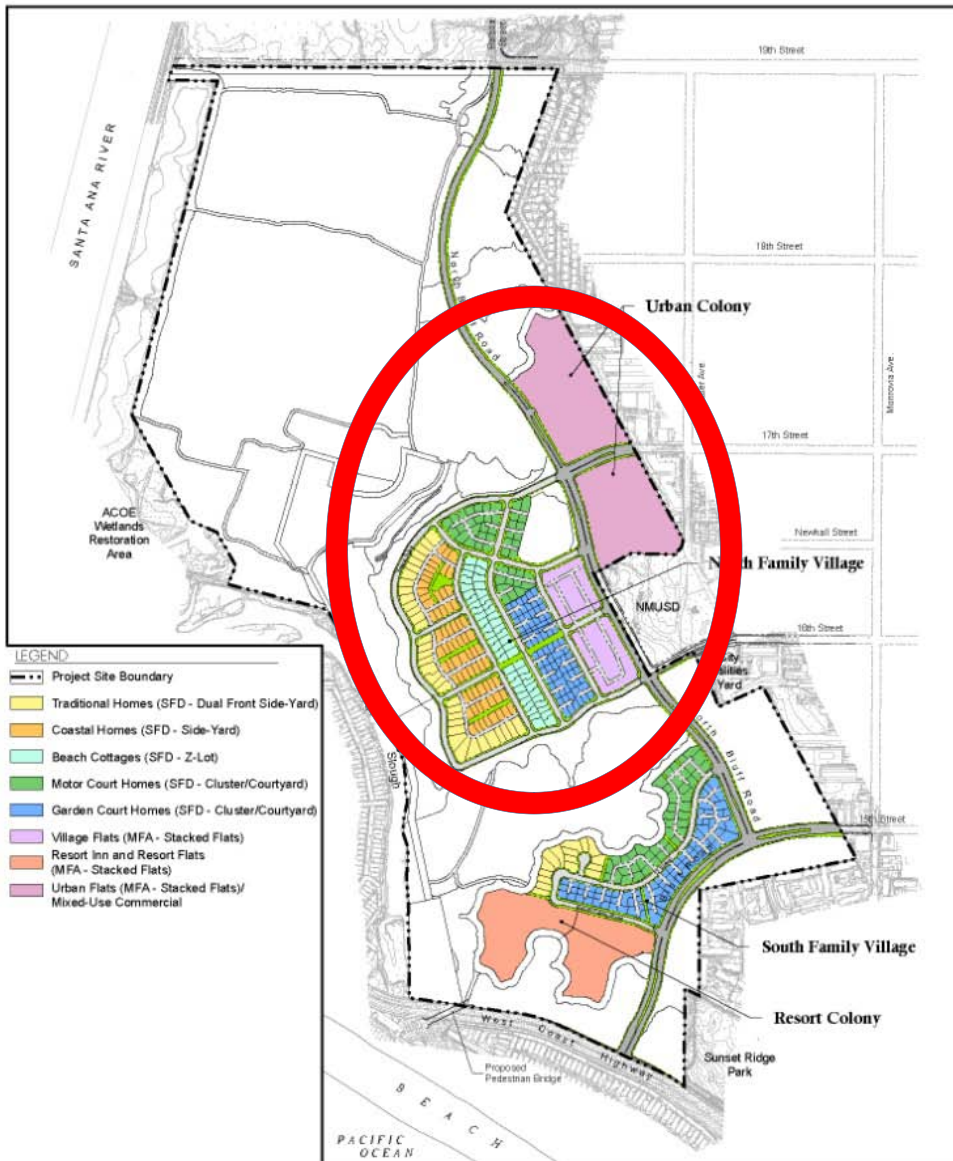


Exhibit 3-10
Villages and Colonies
Development Plan



MASTER DEVELOPMENT PLAN
City of Newport Beach - California



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Phasing

1st CofO North Family Village/Urban Colony

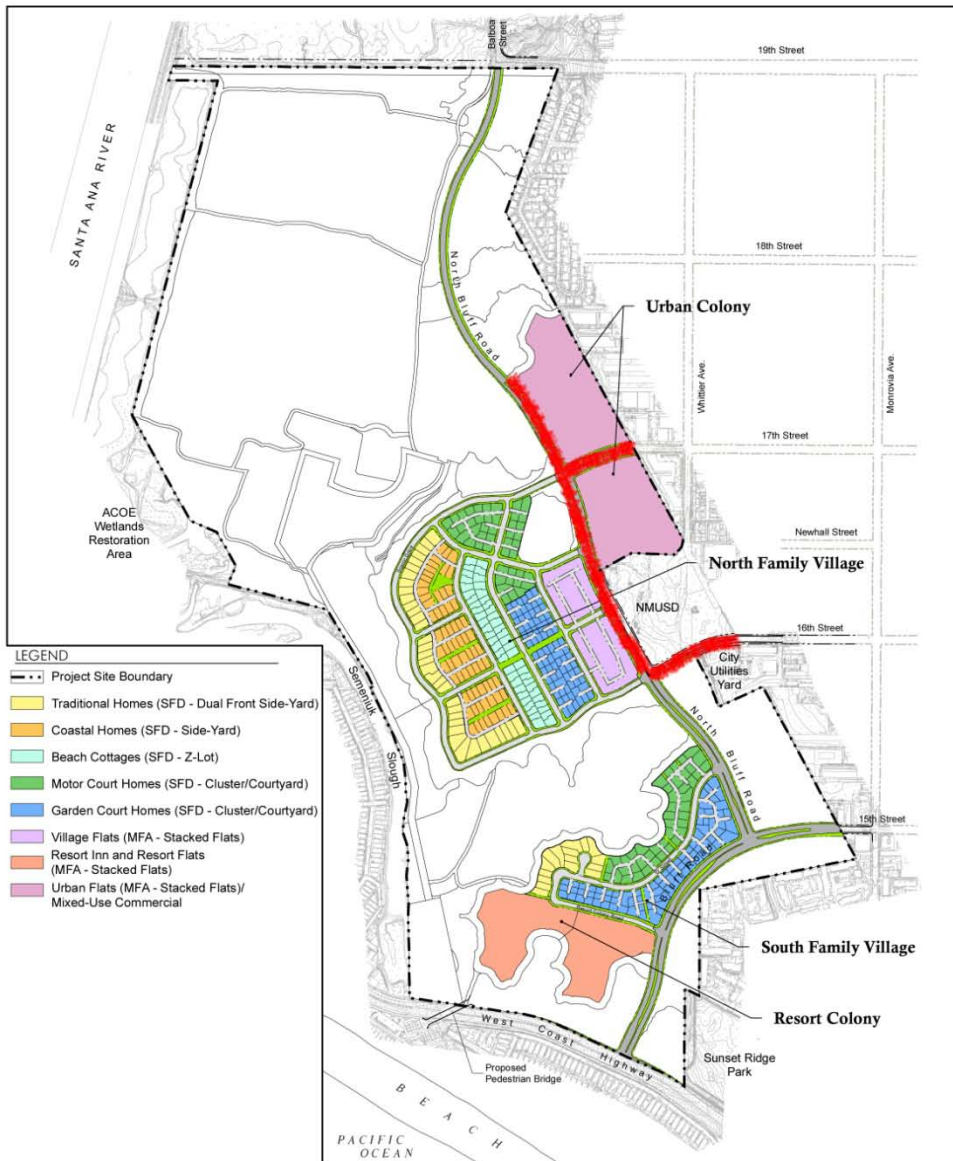


Exhibit 3-10
Villages and Colonies
Development Plan

Phasing

1st CofO North Family Village/Urban Colony

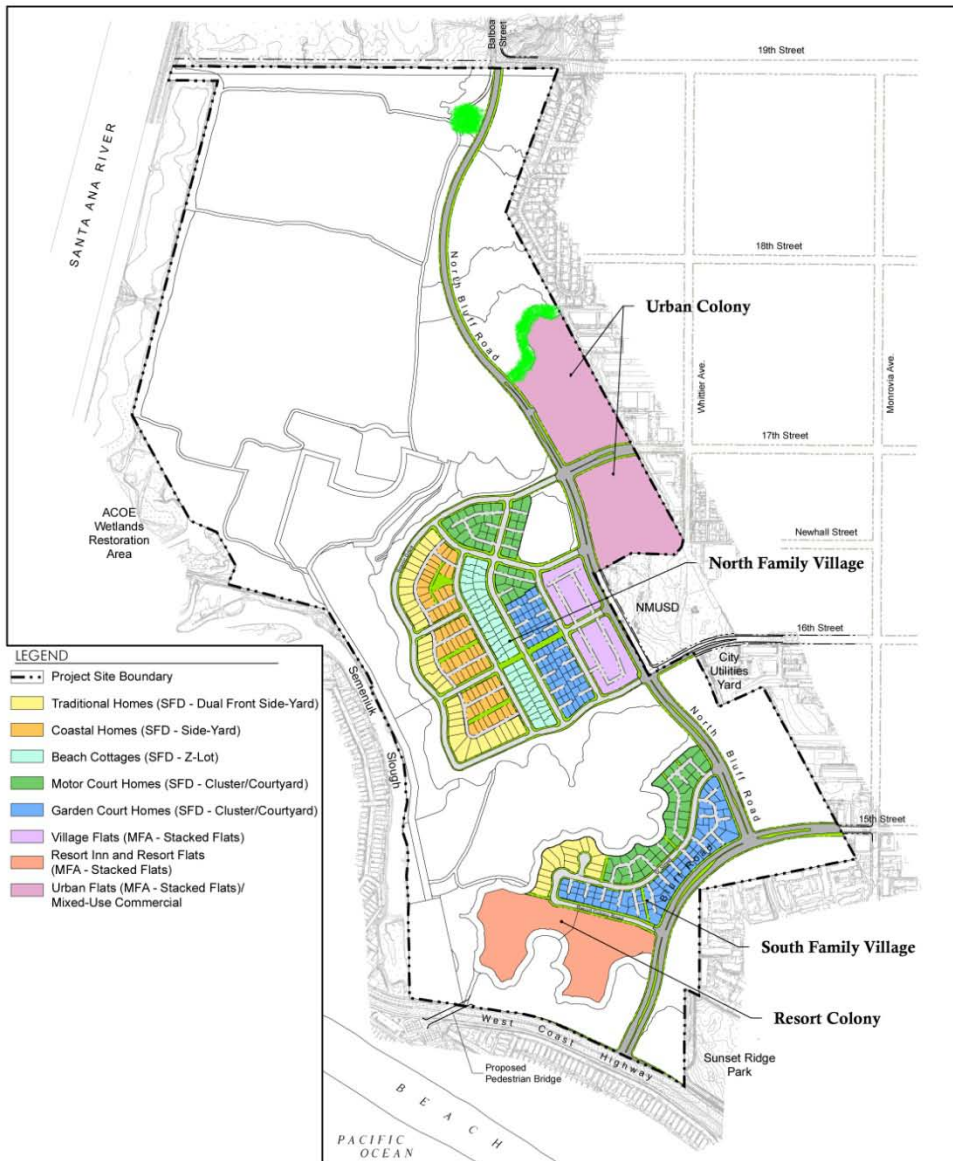


Exhibit 3-10
Villages and Colonies
Development Plan



MASTER DEVELOPMENT PLAN
City of Newport Beach - California

Phasing

209th CofO North Family Village/Urban Colony

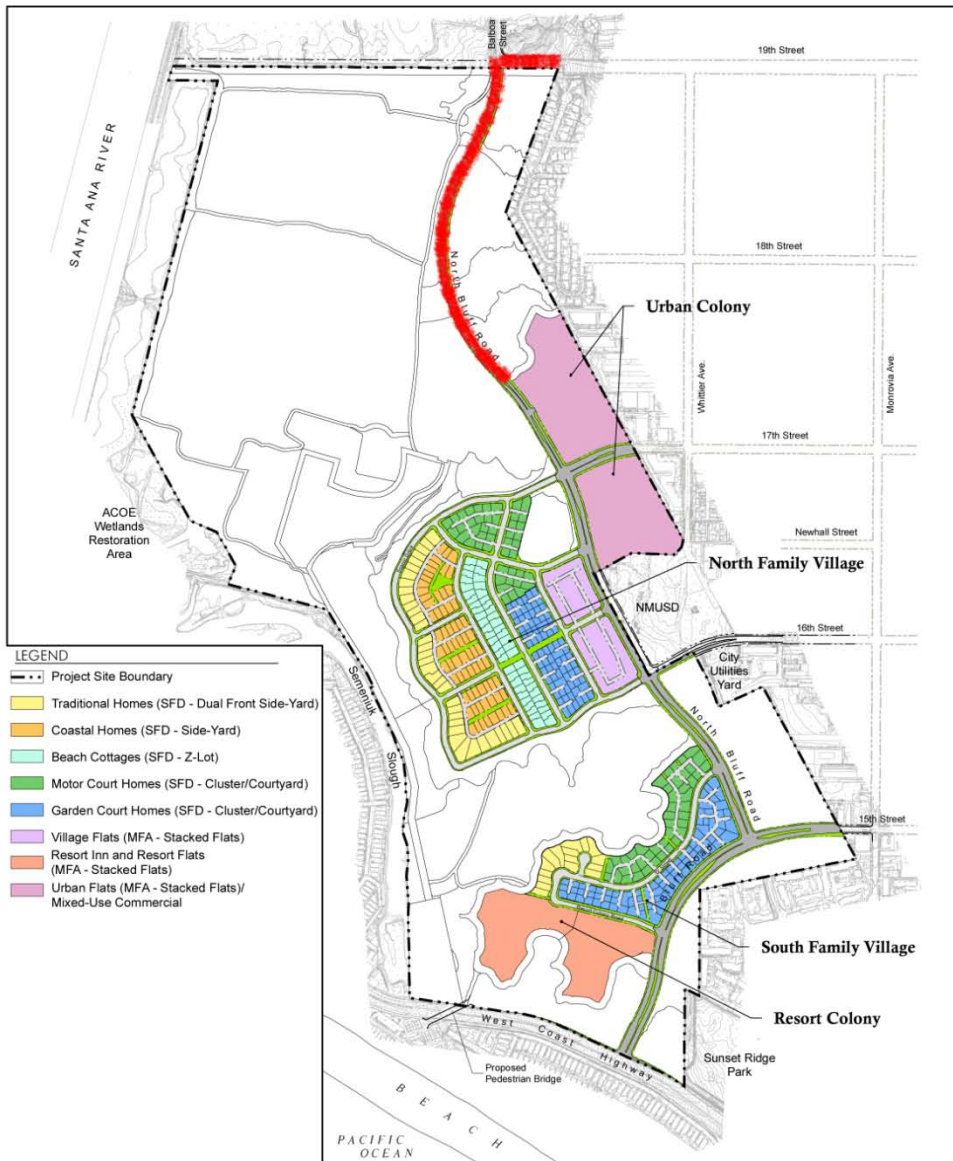


Exhibit 3-10
Villages and Colonies
Development Plan

Phasing

209th CofO North Family Village/Urban Colony

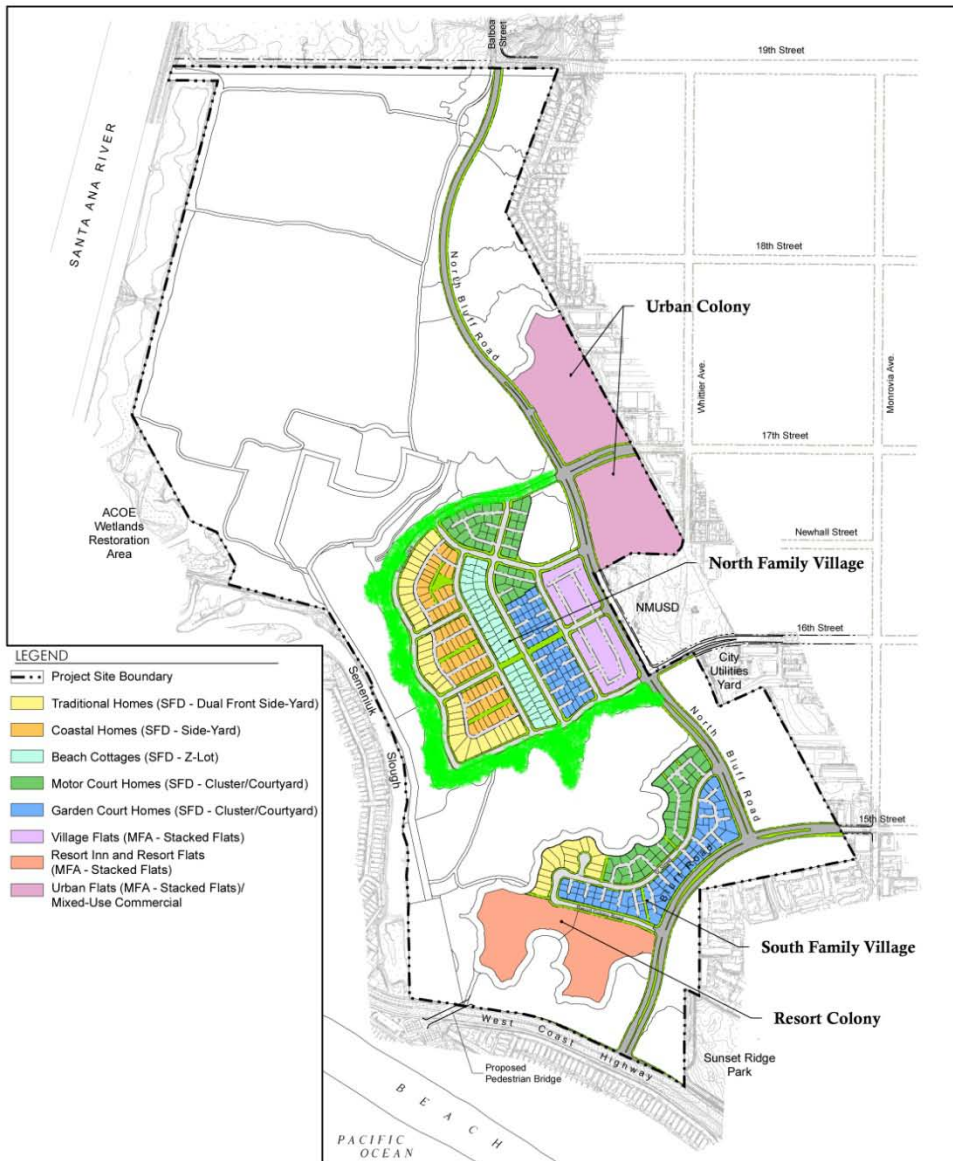


Exhibit 3-10
Villages and Colonies
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MASTER DEVELOPMENT PLAN
City of Newport Beach - California

Phasing

Last CofO North Family Village/Urban Colony

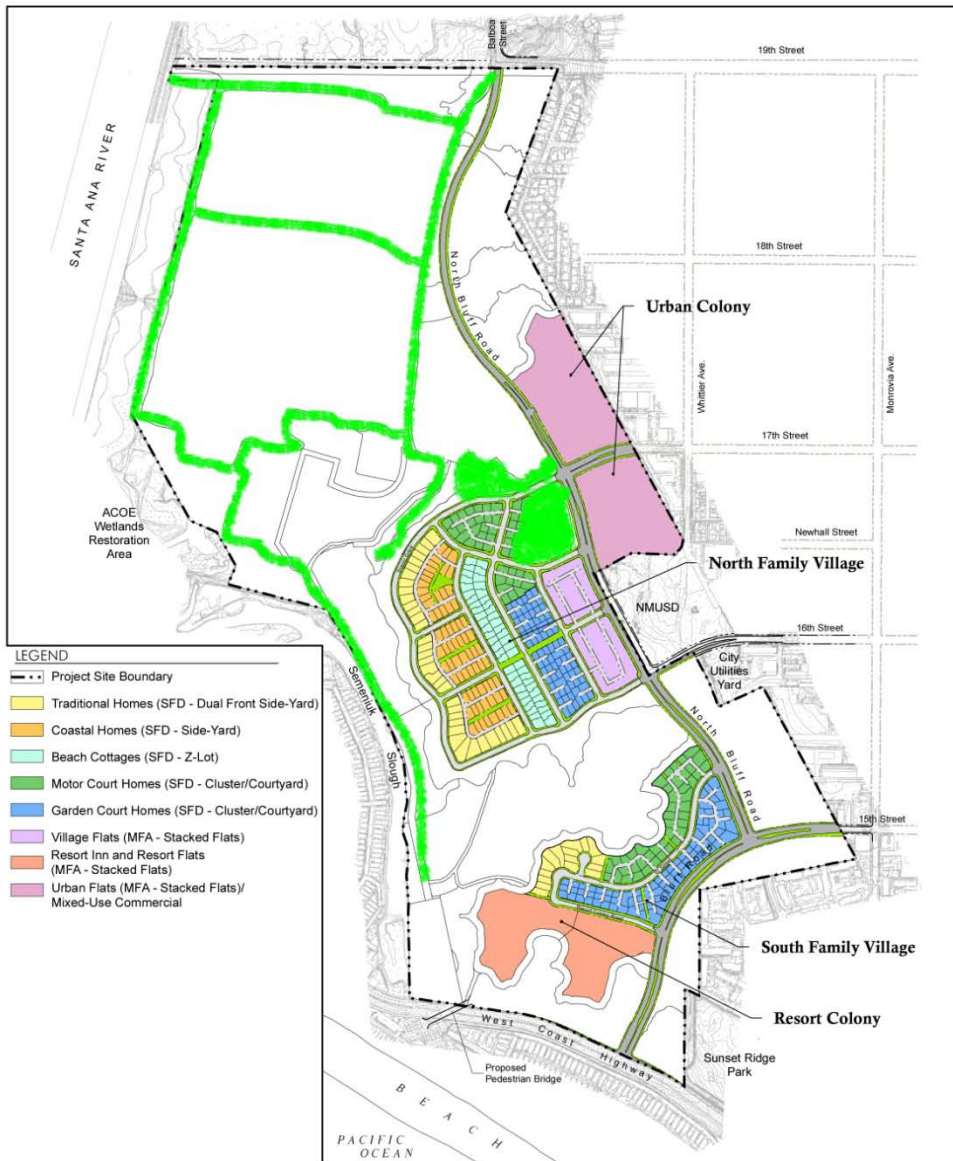


Exhibit 3-10
Villages and Colonies
Development Plan



Review Process Overview

- PC & CC hearings
- Coastal Commission – CDP/MCDP
- City Considers Coastal Modifications (PC & CC hearings)
- Site Development Review (PC hearings)
- Grading & Building Permits

